

**CLOSING STATEMENT**

**PREMISES:** 20 Kings Ferry Road, Montrose, NY  
**CLOSING DATE:** August 15, 2024 @ 2:00 pm  
**CLOSING LOCATION:** The McCarthy Law Firm, PC

**Parties to Transaction:**

Purchaser Sean Cavaliere  
Purchaser's Attorney Daniel F. McCarthy, Esq.  
Seller Frank Pignataro Jr., and Laura Marcela Pignataro a/k/a  
Marcela Pignataro a/k/a Laura Molina  
Seller/Bankruptcy Atty Anne Penachio, Esq.  
Title Company Flatiron Abstract, LLC, by Peter

**Seller Credits:**

Purchase Price	\$ 410,000.00
Town Tax (\$3,929.10; \$10.76 p/d)(139 days – 8/15 – 12/31/2024)	1,495.64
Total Due	<b>\$ 411,495.64</b>

**Purchaser Credits:**

Bid Deposit Funds - Down Payment  
(Purchaser wired to Maltz, and Maltz wired to Penachio Malara LLP)\$ 41,000.00\*

School Tax (\$6,761.19; \$18.52 p/d)(45 days – 7/1 – 8/15/2024)	833.40
Total Credits	<b>( 41,833.40)</b>
<b>BALANCE DUE TO SELLER AT CLOSING</b>	<b>\$ 369,662.24</b>

\*Purchaser deposited additional funds in the amount of  
\$24,600.00 to be applied to 6% Buyer's Premium

**CHECK REQUESTS/PAID AS FOLLOWS:**

Selene Finance LP	\$ 132,511.54**
United Capital Services LLC	\$ 237,150.70**

**\*\*By Official Cashier Bank Check**

---

**Additional Purchaser Charges:**

Maltz Auctions (6% Buyer's Premium)	\$ 24,600.00***
Flatiron Abstract LLC	\$ 13,144.10

---

**\*\*\*To be paid from funds in escrow with Penachio Malara LLP.**